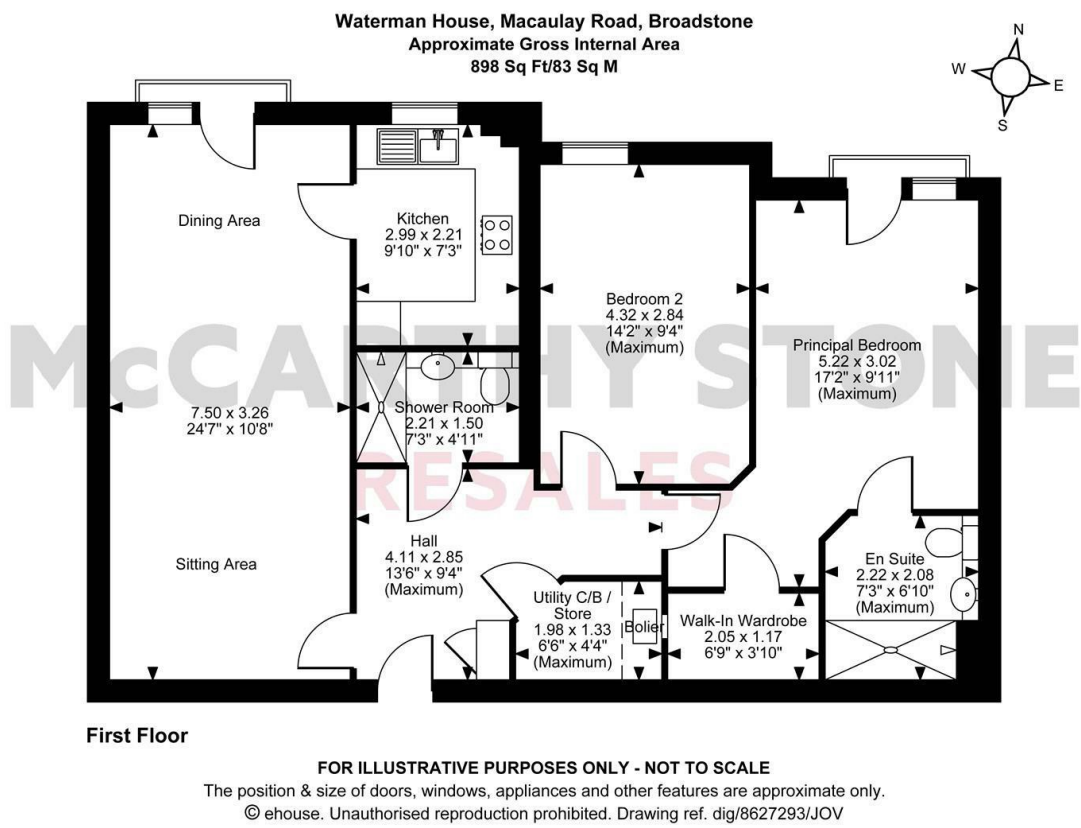
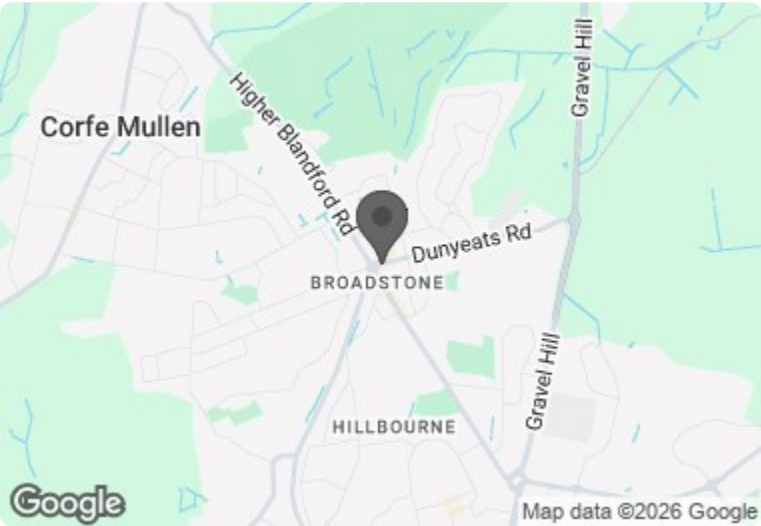


10 Waterman House

Macaulay Road, Broadstone, BH18 8AR



Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |



PRICE REDUCTION

Asking price £375,000 Leasehold

Welcome to Waterman House on Macaulay Road, Broadstone, Dorset - a charming location for this delightful 2-bedroom modern retirement living apartment.

This spacious apartment features an en-suite shower room, providing convenience and privacy, as well as a walk-in wardrobe, offering ample storage space for all your belongings. Situated close to shops and local amenities, this apartment offers both comfort and convenience.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Macaulay Road, Broadstone, Dorset, BH18

## INTRODUCTION:

Constructed in mid-2018 by multiple award-winning retirement developer McCarthy and Stone, Waterman House occupies a fantastic location 0.2 mile walk from 'The Broadway' a busy hub of shops which provides everything from Coffee Shops, M&S Food Hall, Bakery to card shops and jewellers. An elegant suburb of Bournemouth and Poole, Broadstone is well known for its large recreational fields and natural features. Social activities are also a strong focal point of Broadstone which hosts an annual Christmas parade and also supports numerous clubs and societies 'including Broadstone Golf Club, Broadstone Tennis Society and Broadstone Horticultural Society. The British Legion's local offices, Wessex Bowling Club and Rotary Club are also located in Broadstone. In terms of local amenities, a large Tesco and ASDA can be found within 2 miles of the development while other local shops are found within the immediate vicinity. Travel links are also strong with Poole and Bournemouth both accessible via bus with the closest bus stop only 141 ft from our development. For nature lovers, a pleasant walk is available at Pocket Park 0.7 miles from the development and is popular with dog walkers, bird watchers and joggers.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. parking is by annual permit for which there may be a waiting list. Charges apply please see the House Manager for details.

It's so easy to make new friends and to lead a busy and fulfilled life at Waterman House; there are always a variety of regular activities to choose from including; coffee mornings, film nights



and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

## ENTRANCE HALL:

A good-sized hall with space for typical hall furniture having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Shallow cupboard with meters, utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

## LIVING ROOM:

A bright and airy room courtesy of the tall double-glazed windows having a full height opening panel to a Juliette balcony, The main room provides plentiful space for both living room and dining furniture . A feature glazed paneled door leads to the kitchen.

## KITCHEN:

Electrically operated double-glazed window. Quality range of soft white gloss-fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven, and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## MASTER BEDROOM:

An excellent double bedroom with a tall double-glazed window with side panel opening onto a Juliette balcony. Walk-in wardrobe with auto-light, hanging rails and shelving.

## EN-SUITE SHOWER ROOM:

A modern shower room facility with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, level access walk-in shower and glazed screen, ladder radiator, ceiling spot lights, extensively tiled walls and floor.

## SECOND BEDROOM:

Of a good-size with a double glazed window.



# 2 Bed | £375,000

## SHOWER ROOM:

With a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, large shower cubicle with a glazed screen, ladder radiator, ceiling spot lights, tiled walls and floor.

## LEASEHOLD

Lease: 999 years from 1st Jan 2018  
Ground rent: £495 per annum  
Ground rent review date: 1 Jan 2033

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The Service charge is £4,314.01 for the financial year ending 30/06/2027.

## CAR PARKING PERMIT SCHEME

Parking is by allocated space subject to availability. The fee is £250 per annum at present, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information and Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



PRICE  
REDUCED